



PLANNING COMMISSION AGENDA

June 9, 2014

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the May 12, 2014 Planning Commission Meeting Minutes
Approval of the May 19, 2014 Planning Commission Workshop Minutes
Approval of the June 6, 2014 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. CONTINUANCES

A. PC13-813FSU, Final Subdivision Plat, Lots 1A & 1B, Section I, East Street Industrial Park

The Applicant is requesting a continuance for up to 90 days to no later than the September 8, 2014 hearing. (NAC 7)(Mark)

B. PC14-056FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Lots 1A & 1B, Section I, East Street Industrial Park

The Applicant is requesting a continuance for up to 90 days to no later than the September 8, 2014 hearing. (NAC 7)(Mark)

C. PC14-124FSI, Final Site Plan, Spring Bank Lots 1-73

The Applicant is requesting a 30 day continuance to the July 14, 2014 hearing. (NAC #4)(Reppert)

VI. MISCELLANEOUS

D. PC14- 146CPA, Comprehensive Plan Amendment, MD 26/Monocacy Blvd Interchange

The City is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for approval of an amendment to the City's 2010 Comprehensive Plan in order to identify the future interchange needed at the intersection of MD 26 and Monocacy Boulevard. (NAC #4)(Love)

VII. OLD BUSINESS

E. PC14-263ZMA, Zoning Map Amendment, 501 W Patrick Street

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the removal of the Institutional (IST) floating zone and the reinstatement of the originally applied base zoning district of Downtown Commercial/Residential (DB) on the property located at 501 W Patrick Street. (NAC #9)(M. Davis)

F. PC14-213ZMA, Zoning Map Amendment, 200 W All Saints Street

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of the Institutional (IST) floating zone on the property located at 200 W All Saints Streets for the purposes of establishing a "rescue, social mission." (NAC #11)(Dunn)

G. PC13-541MU, Master Plan, Monocacy Center

The Applicant is requesting master plan approval in accordance with Sections 310, *Master Plans* and 417, *Mixed Use Districts (MU-1 and MU-2)*, of the Land Management Code (LMC) for a mixed-use development which includes 18.78 acres of residential land, 4.97 acres of nonresidential land, and 1.25 acres of parkland.

The Applicant is also requesting a modification to Section 611(e), Table 611-2 of the LMC to allow on street parking in addition to providing two travel lanes as part of the local street cross-section detail. (NAC #4)(Reppert)

V. NEW BUSINESS:

H. PC14-114FSCB, Combined Forest Stand Delineation/Preliminary Forest Conservation Plan, City of Frederick Shared Use Path

The City of Frederick is requesting approval of a combined forest stand delineation and preliminary forest conservation plan to mitigate for the construction of the City's Shared Use Path from Baker Park to Waterford Park by planting 0.49 acres of new forest in Waterford Park. (NAC #5)(Reppert)

I. PC14-207FSI, Final Site Plan, MedImmune – Column Packing Building

The Applicant is requesting final site plan approval for the construction of a 10,035 square foot addition to the existing facility at 633 Solarex Court. (NAC #10)(Reppert)

J. PC-14-378ZTA, Text Amendment, Section 423(a) Demolition Review

The City is requesting amendments to Section 423 of the Land Management Code entitled, *Historic Preservation Overlay (HPO) District*, for the purposes of revising the demolition delay provisions for structures outside of a Historic Preservation Overlay. (Mroszczyk Murphy)

K. PC8-119ZMA, Zoning Map Amendment, 820 Motter Avenue

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to the conditions of approval previously attached to the rezoning of the subject property from R8, Medium Density Residential, to Mixed Use, MU-2.

This is the first of two required public hearings. (NAC #7)(Mark)

L. PC14-62MU, Master Plan, Sharpe's Mixed Use Building

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a master plan for 820 Motter Avenue for the construction of a 90,000 square foot, mixed use building containing 101 multifamily dwelling units and 9,333 square feet of nonresidential space

This is the first of two required public hearings. (NAC #7)(Mark)

M. PC14-127PSU/PC14-332FSI, Preliminary Subdivision Plat/Final Site Plan, Kellerton Knolls

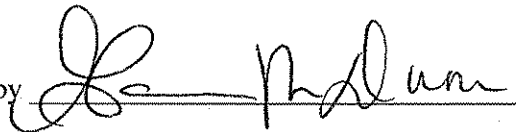
The Applicant is requesting approval for a preliminary subdivision plat and final site plan for Land Bay A in accordance with the previously approved Planned Neighborhood Development (PND) master plan for the development located on the east side of Yellow Springs Road, south of Walter Martz Road and north of Christopher's Crossing. Land Bay A includes 88 single family dwelling units and 39 townhouse units.

The Applicant is also requesting approval of modifications to Section 605, *Landscaping Standards*, and Section 611, *Street Improvement Standards*. (NAC #1)(Marsh)

N. PC14-128PFCP, Preliminary Forest Conservation Plan, Kellerton Knolls

The Applicant is requesting approval of the Preliminary Forest Conservation Plan associated with the Kellerton Knolls master plan for mitigation of 40.25 acres through onsite forest conservation, afforestation, and the planting of street trees.

The Applicant is also requesting a modification to Section 721, *Forest Conservation*, of the Land Management Code (LMC) for the removal of specimen trees. (NAC #1)(Marsh)

Approved for release by  on 6/2/2014

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.